



OKC Development Codes Update

Accessory Dwellings

City Council Introduction

April 8, 2025

What is the housing need in OKC today?



Home sale prices increased 50% since 2020; rental rates increased 20%



77,000 cost-burdened households



**“Cost-burdened”:
spending more
than 30% of
income on housing**



**The lower your
income, the greater
your cost burden**

Zoning strategies to address housing needs



Allow for more than one dwelling on a lot



Allow for smaller homes & lots



Allow greater density, esp. near jobs, schools and transit



Reduce/streamline permitting costs and timeframes

What is an Accessory Dwelling?

Small, secondary living units allowed in residential areas



8200.17 Accessory Dwelling: A dwelling that is accessory to a Principal Dwelling on the same lot. This includes a **building or part of a building** that provides complete independent living facilities for one (1) or more people, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Proposed definition

Who needs Accessory Dwellings?

1 to 2 person households



Howard
Retiree



Dominique
Case manager



Gloria
Single mom



Martin
College student



Emily
First year teacher

Why Accessory Dwellings?

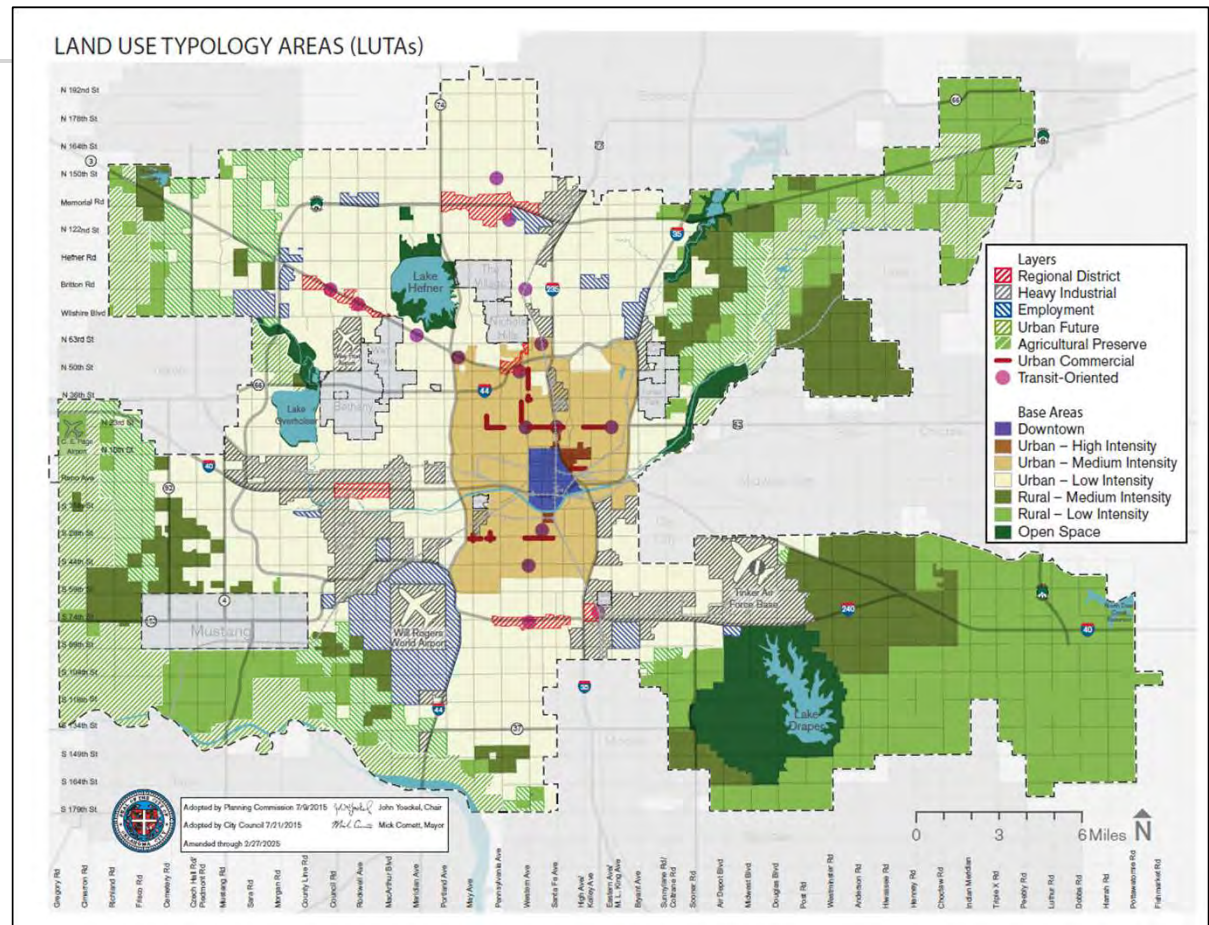
Benefits

- Expands housing supply in traditional neighborhoods and walkable areas
- Supports home ownership (supplemental income)
- Improves social benefits
- Accommodates existing non-conforming dwellings



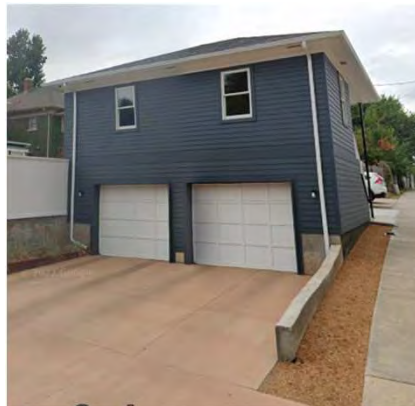
Why Accessory Dwellings?

- planokc policies



Why Accessory Dwellings?

- plan**ok**c policies
- Historic building form



Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
 - 2020 Analysis of Impediments to Fair Housing Choice
 - 2021 Housing Affordability Study
 - 2021 Strategies to Address Homelessness in Oklahoma City (Mayor's Task Force on Homelessness)
 - 2023 South of 8th Community Vision Report
 - 2025 Housing Affordability Implementation Plan
 - Interest Groups, including:
AARP, NAHB, NAR/OKCMAR, U.S. Conference of Mayors, and the National Housing Crisis Task Force



Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches

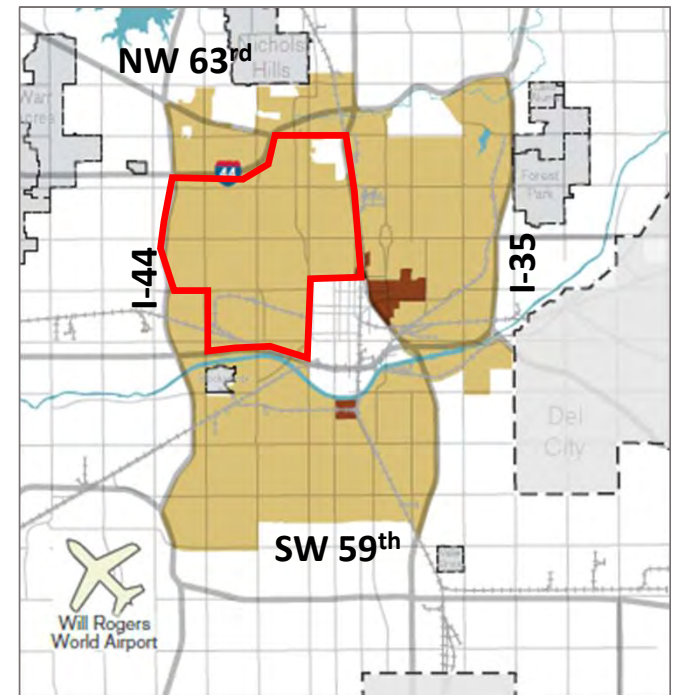


Why Accessory Dwellings?

- planokc policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey responses in favor of accessory dwellings

85% *from 2022 Code Update Survey*

65% *from 2021 Housing Affordability Study*



from Urban Medium residents

Why Accessory Dwellings?

- plan**okc** policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey response
- Recent rezoning applications



SPUD-1136 (Gatewood Ave)

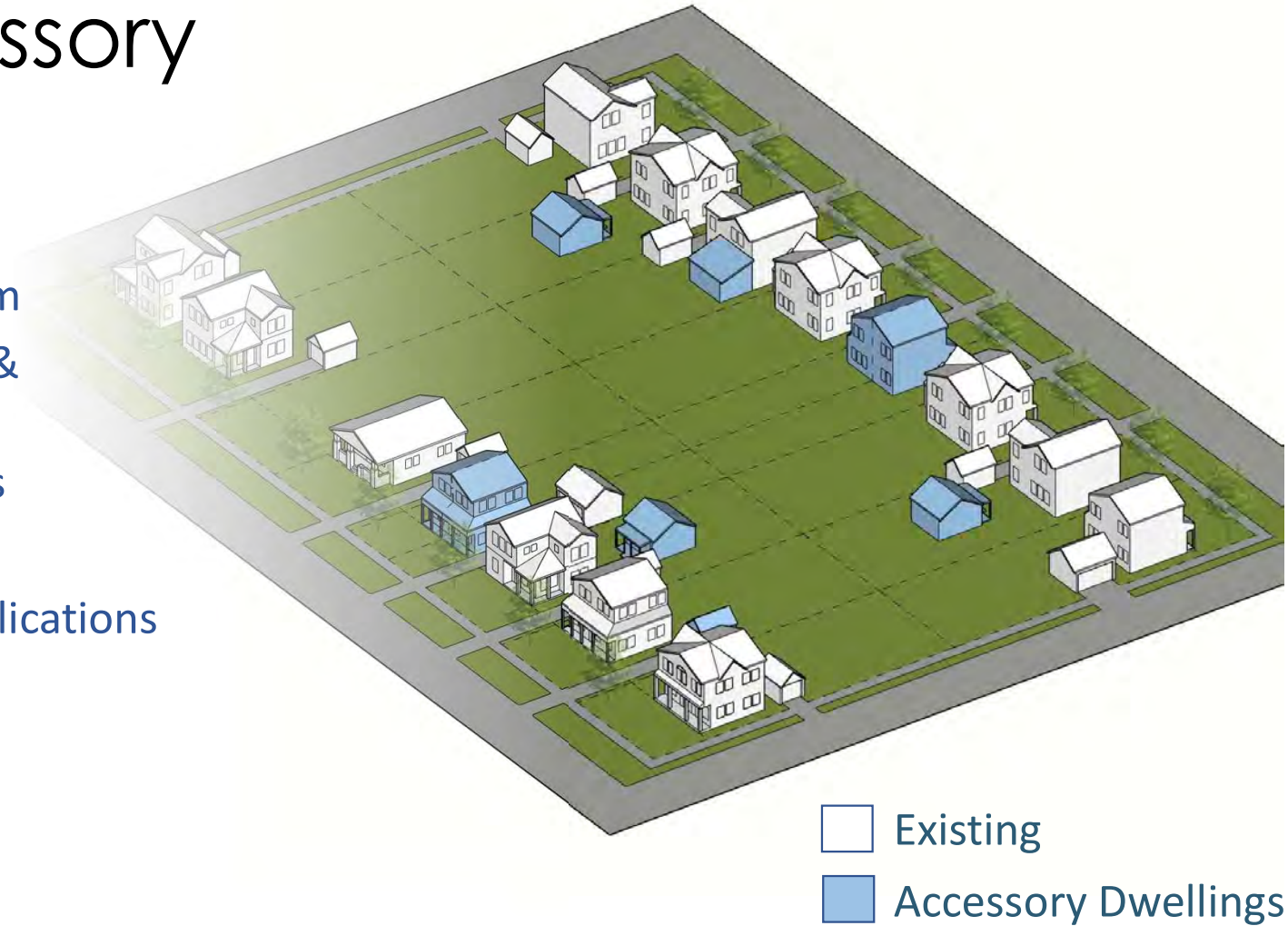
Why by right?

- **Predictable**
 - for neighbors, owners, administrators
- **Removes rezoning cost**
- **Removes months of rezoning time**
 - Application preparation
 - Planning Commission: two hearings
 - City Council: two hearings



Why Accessory Dwellings?

- plan**ok**c policies
- Historic building form
- Housing availability & affordability
- Peer city approaches
- Survey response
- Recent rezoning applications
- New code approach



Why start with UH & UM?

- Incent development in the core to meet goals of plan**okc**, adapt**okc**, and preserve**okc**
- Demand for infill development
- Many UM & UH neighborhoods already have accessory dwellings



New code approach to accessory dwellings

- Consider in all LUTAs with deliberate, context-specific regulations
 - Height
 - Lot coverage/building coverage
 - Setbacks
 - Parking

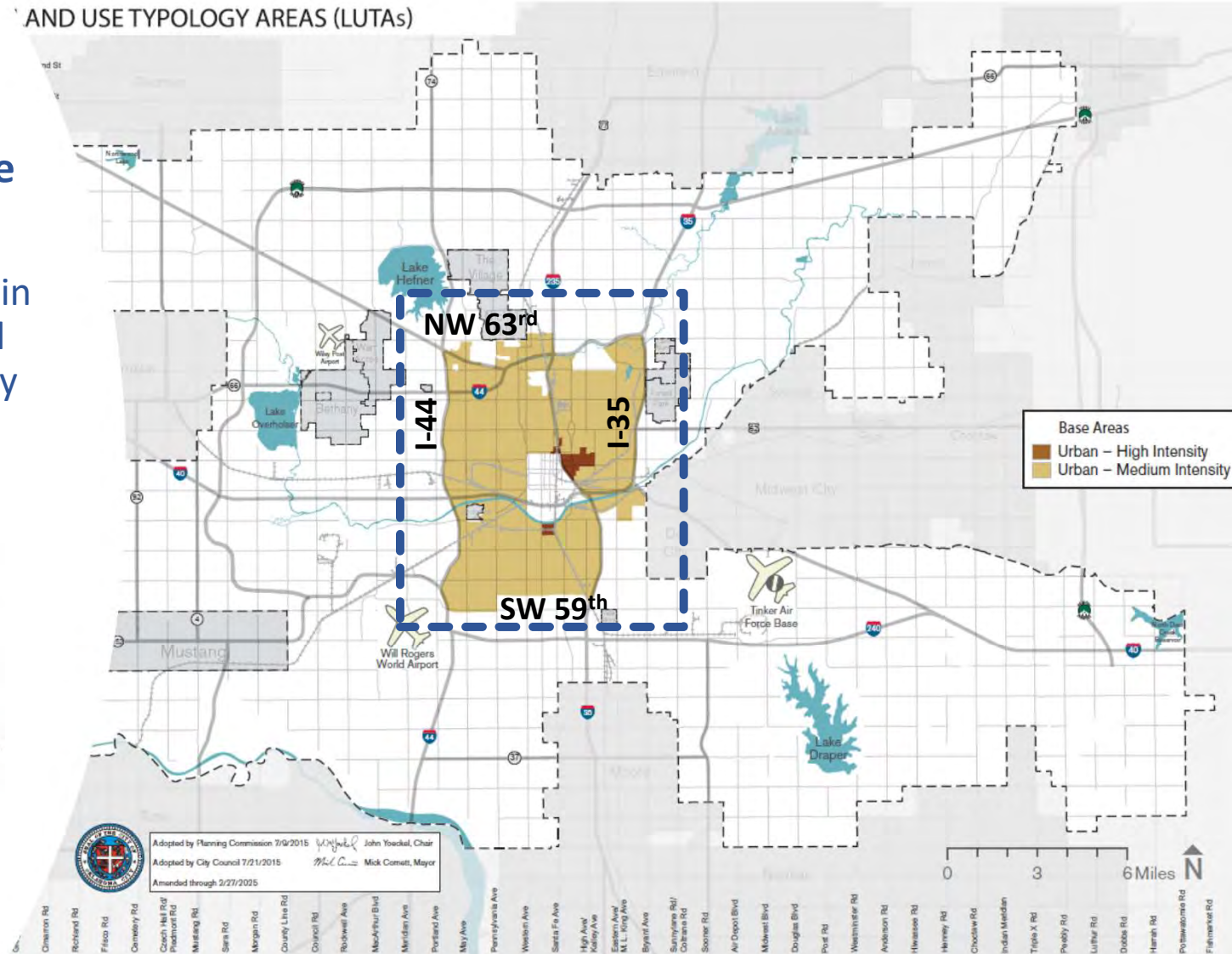




Proposed ordinance

In advance of the rest of the code update:

- Allow Accessory Dwellings in the Urban Medium (UM) and Urban High (UH) LUTAs if they meet certain conditions



Outreach

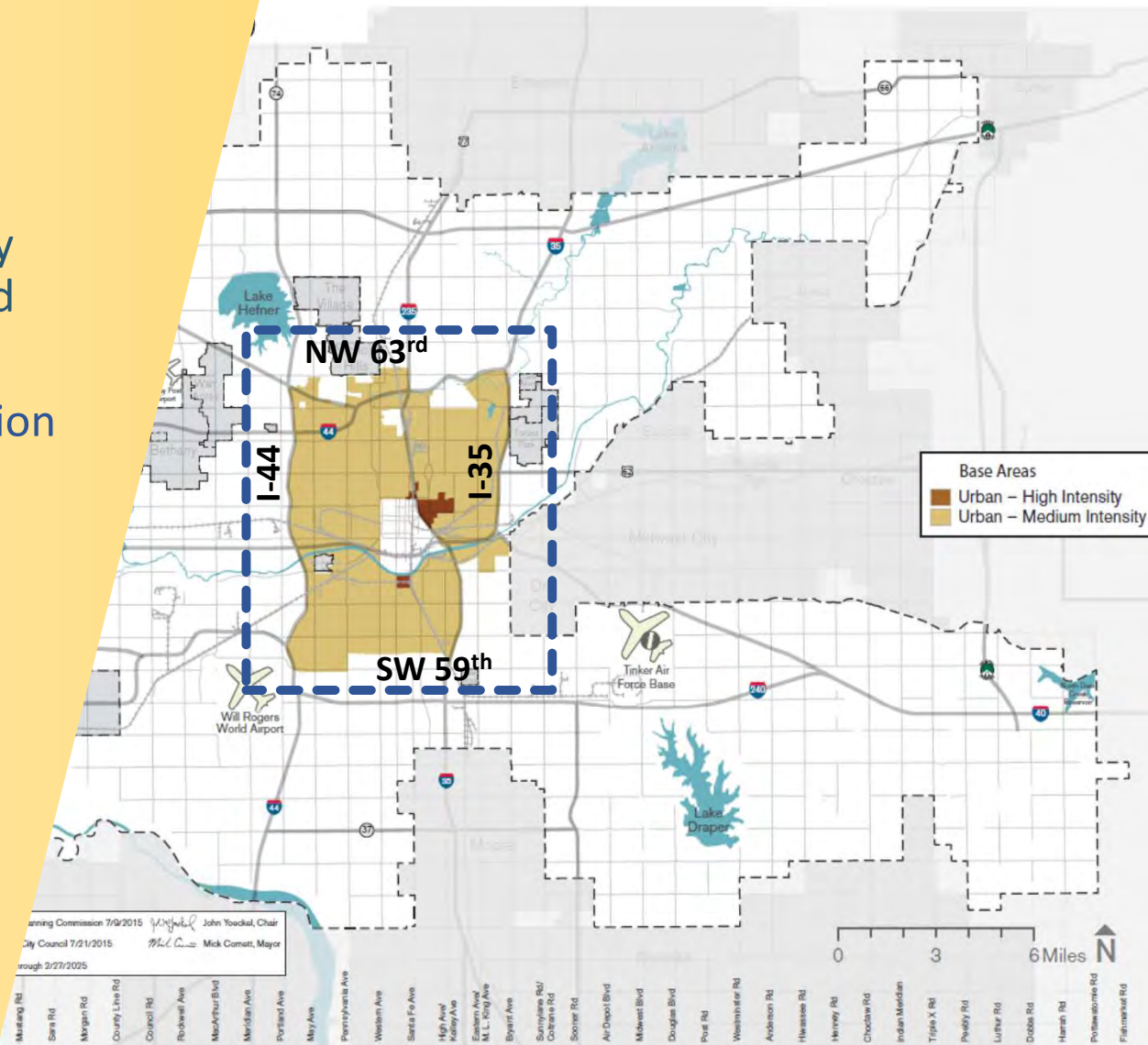
- Focus Groups 2021 – 2023
- Coordination with Utilities and Fire Departments
- Reviewed by Stakeholder Advisory Committee, January 2024
- Presentations to Oklahoma City Metropolitan Association of Realtors, March 2024
- Presentations at Neighborhood Alliance events, March/April 2024
- Planning Commission
- Draft released for public comment, April 2024
- Neighborhood and Community Meetings, 2024



Conditions

General Standards

- Site is zoned R-1 or is a single-family structure located on property zoned NC, R-2, R-3, or R-4
- Does not include Historic Preservation or Historic Landmark properties



Check your LUTA and zoning:

<https://www.okc.gov/departments/planning/subdivision-zoning/zoning-map>

Conditions, cont'd

General Standards

- One AD allowed per lot
 - Detached or attached
- Maximum area: 950 sq. ft.



Conditions, cont'd

Building Siting & Massing

- Height of detached accessory dwellings limited to height of primary dwelling or 25 ft, whichever is less (exceptions for garage apartments)
- Setbacks: as per zoning district (some exceptions)



Conditions, cont'd

Building Siting & Massing

- All buildings and paving, including accessory dwellings, must meet the lot coverage maximum of the zone.
- In R-1 zones, this means that no more than 50% of the lot can be covered with buildings or paving.



Conditions, cont'd

Design

- Roof top decks prohibited
- Second floor decks and balconies allowed with privacy considerations
- Manufactured Homes (ref. 59-2150.2) are not allowed



Conditions, cont'd

Notice

- Property owners/ applicants are required to install a sign that includes the property address, building permit number, and website/QR code link to the City's permit search database

(Ref. 59-9350.2.1.M)

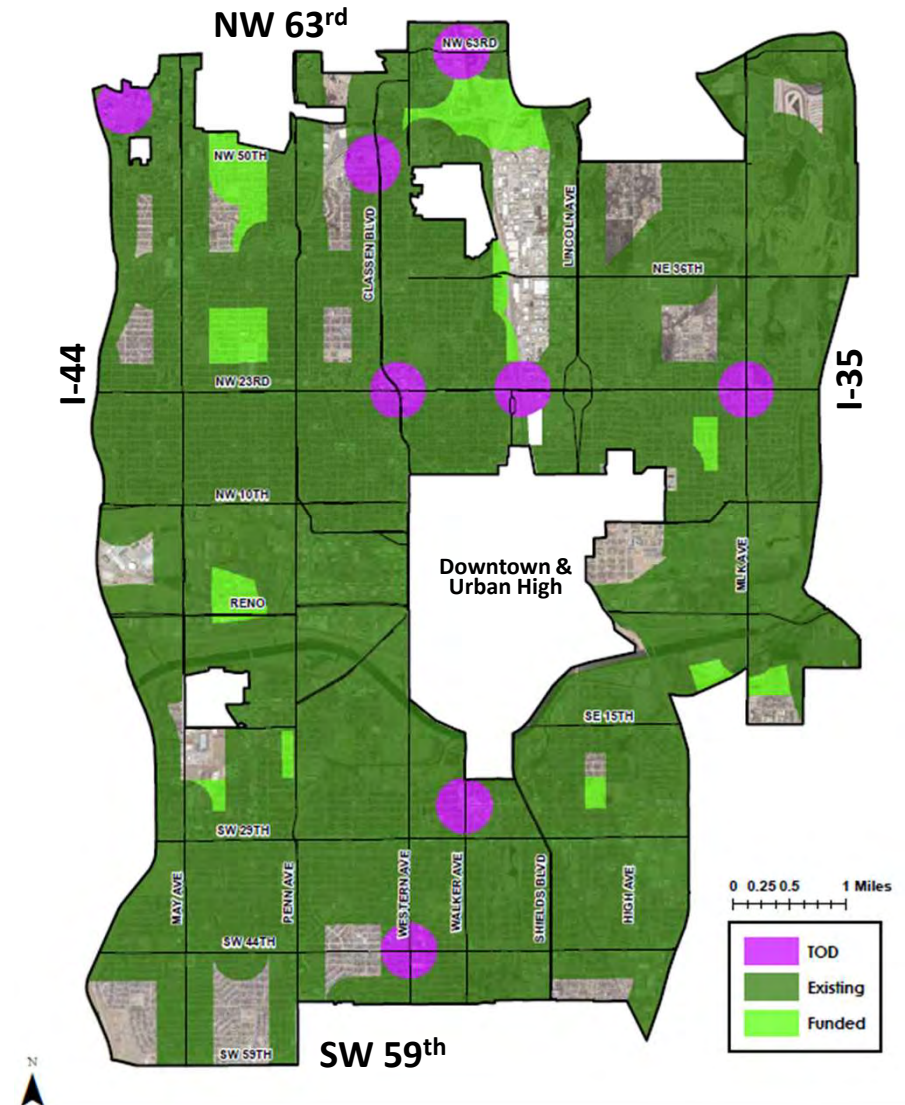


Conditions, cont'd

Parking

- On-site parking is required unless:
 - Paved street frontage is 26 ft wide or greater
 - The total floor area of the AD is 600 sf or less *(ref. 59-9350.2.1.K)*
- No new parking space allowed in front of the Principal Dwelling

Urban Medium - Bicycle, Transit, & Trail Quarter Mile Service Levels



Conditions, cont'd

Home sharing/short term rentals

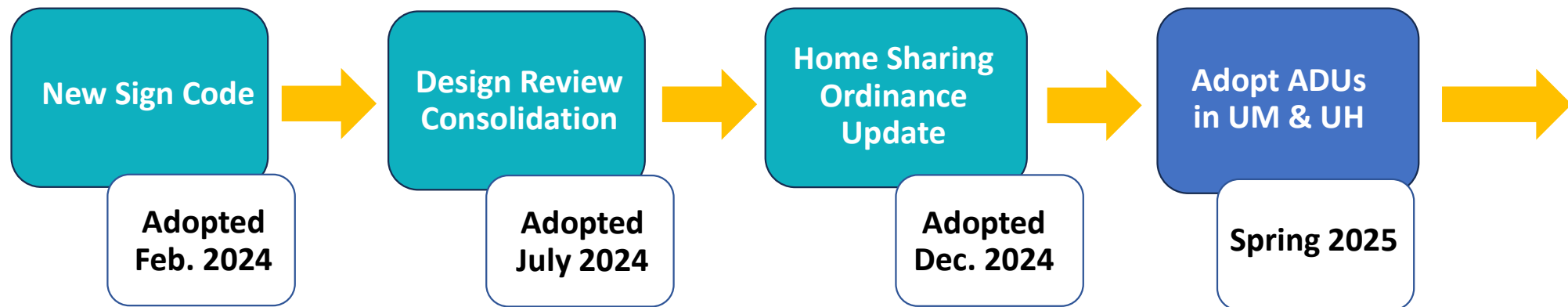
- Allow ADs to be used for Home Sharing only if:
 - The AD is located on the same parcel as the host's primary residence; and,
 - The host's primary residence is occupied by the host at the time of the rental; and,
 - A Special Exception is obtained (Special Exceptions require public notice and a public hearing)

(Ref. 59-9350.2.1.G.)



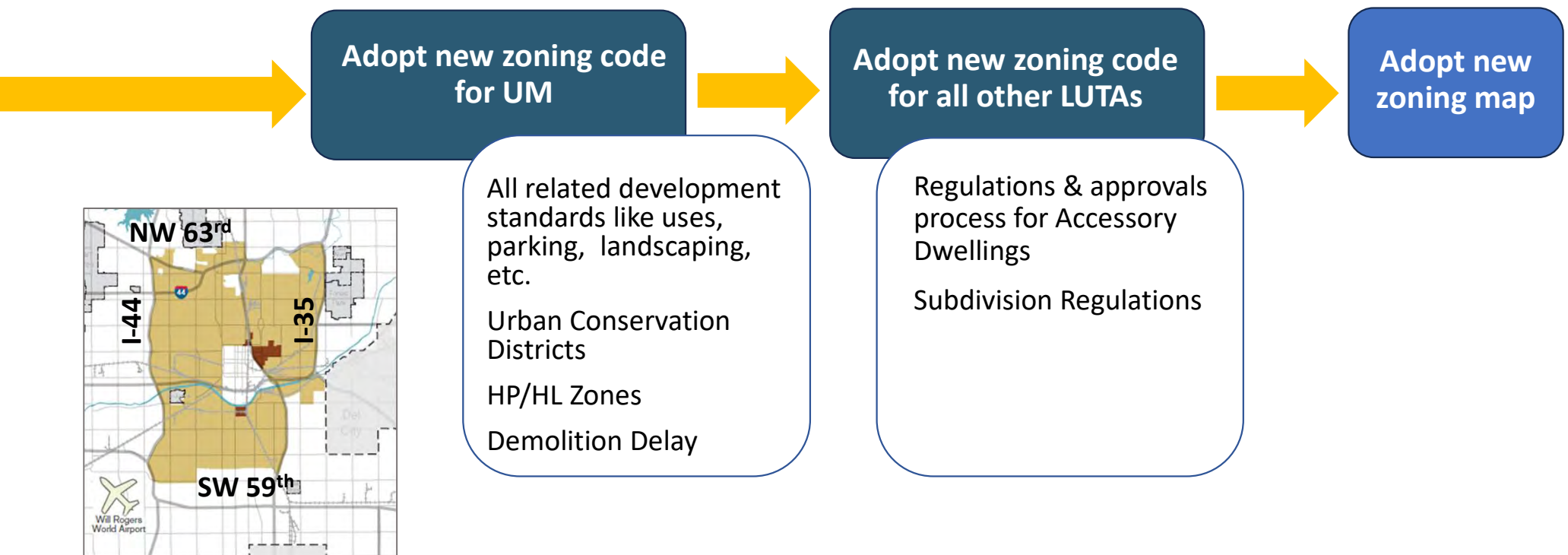
Code Update Timeline

Early Action Items



Code Update Timeline

Coming Next



Schedule

- City Council
 - Introduction: April 8, 2025
 - Public Hearing & Adoption: May 6, 2025



Questions?

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<https://www.okc.gov/codeupdate>